

## TUKWILA PUBLIC SAFETY PLAN

Monthly Update  
February 28, 2019

### **Overall Plan**

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#### *Outreach*

- Team anticipates 2 events for the public in 2019, starting with a ground breaking ceremony for all Public Safety Plan Projects at the future FS51 on Saturday, March 30, 2019.

#### *Financial Oversight Committee*

- The Committee reported to council on September 4, 2018.

#### *Siting Advisory Committee*

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

#### *Acquisition Lease Updates*

- Staff secured leases with the businesses at the Justice Center site.

#### *Disadvantaged Business Enterprise (DBE) Outreach*

- A formal update was provided to the Council at the February 25, 2019 COW meeting.

#### *Near-term Council Decisions and Key Dates*

- Fire Station 51 Construction Contract (MACC) approval to Public Safety Committee and Council
- Justice Center Construction Contract (mini-MACC) approval to Public Safety Committee and Council
- Fire Station 51 building permit issuance.
- Fire Station 52 schematic design estimate to Committee and COW
- Miscellaneous Consultant Construction Observation Contract Approvals to Public Safety Committee and Council
- Justice Center Public Works Permit (sitework/utilities) issuance

### **Fire Stations**

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#### *Siting*

- With Council approval received, the team completed demolition of the single-family home on the Station 54 site.
- Team will be working on lot consolidation for Station 54 to consolidate the main parcel with the smaller parcel.

### *Architecture and Programming*

- Architectural program has been reviewed and approved by the team.

### *Design and Permitting*

- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February 2018. Council gave approval to begin Design Development for Station 51.
- Design Development for Station 51 began mid-February; the team met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July and August.
- Construction Documents phase for Station 51 were completed and distributed to the team December 20, 2018.
- Schematic Design phase for Station 52 was completed on schedule in January 2019. Estimating Station 52 Schematic Design is underway.
- Design Development for Station 52 began February 2019.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52.
- Building permit for Station 51 was submitted in October. Anticipate receiving approved permit approval in February in all areas except wetlands report.
- Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018 and the pre-application meeting for Station 52 was held in December, 2018.

### *Bidding and Construction*

- Pre-construction services starting for Station 51 and 52 are underway.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding began for 51 in January, 2019 with construction for 51 to begin late March, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

## **Justice Center**

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### *Siting*

- The City has agreements with all affected businesses on the Justice Center site.
- The City has ownership of all properties on the Justice Center site with the exception of the Travelodge. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished. Demolition of the Travelodge began on Tuesday, February 26, 2019.

### *Architecture and Programming*

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

### *Design and Permitting*

- DLR architects completed the Design Development phase of the project. The Design Development and budget was presented to the Council in October.
- The project team has completed the SEPA, Design Review, Conditional Use Permit and Parking Determination processes. The SEPA determination was issued in November and the Conditional Use Permit and Design Review approvals were received in December.
- DLR architects began the Construction Documents phase in October and issued the 95% Construction Documents in January. The 100% Construction Documents will be issued following receipt of construction permits.
- The project team submitted application for Public Works Permit (sitework/utilities) in November of 2018, and application for Building Permit in January of 2019.

### *Bidding and Construction*

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders will continue to work with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- BNBuilders will release the first subcontract bid packages in late January.
- Construction scheduled to begin in April, 2019 with hazardous materials abatement and demolition of remaining buildings on the site, followed by grading and underground utilities work.

## **Public Works Facility**

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### *Siting*

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.
- Team will be working on lot consolidation for two of the three parcels in 2019.

### *Architecture and Programming*

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in May of 2019.

### *Design and Permitting*

- Phase I design scheduled to begin Q2 in 2019, after council approval.

### *Bidding and Construction*

- Phases scheduled to begin in Q4 2019.

## **Budget**

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- Based on Council direction to move forward with Station 51, Station 52, Justice Center and Public Works Facility (\$30M), team has updated the budgets. See attached.

## **Schedule**

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### **March 2019**

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Justice Center Construction Contract (mini-MACC) Approval to Public Safety Committee and Council
- Fire Station 52 schematic design estimate to Committee
- Fire Station 51 construction begins
- Fire Station 51 groundbreaking event
- Fire Station 52 parking determination received
- Fire Station 52 SEPA application submitted
- Fire Station 52 conditional use/BAR applications submitted

#### **April 2019**

- Justice Center Construction Permit (main building) issuance
- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement
- Fire Station 52 SEPA determination
- Public Works programming complete

#### **May 2019**

- Fire Station 52 design development cost estimating to Public Safety Committee
- Fire Station 52 construction documents begin
- Fire Station 52 conditional use/BAR public hearing
- Public Works programming and estimates to Committee and Council

#### **June 2019**

- Fire Station 51 construction complete
- Fire Station 52 design development estimate to Committee and Council
- Fire Station 52 phase 1 (grading/wall) permit submitted
- Fire Station 52 phase 1 bidding
- Public Works phase 1 design begins

#### **July 2019**

- Fire Station 51 move-in
- Fire Station 52 phase 1 (grading/wall) permit received
- Fire Station 52 phase 2 (building) permit submitted
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council

#### **August 2019**

- Public Works Phase 1 design complete
- Fire Station 52 construction documents begin
- Fire Station 52 phase 2 bidding

#### **September 2019**

- Fire Station 52 Lydig contract amendment to Public Safety Committee and Council

#### **October 2019**

- Fire Station 52 phase 2 (building) permit issued
- Fire Station 52 phase 2 construction begins
- Public Works Phase 1 construction contract approval to Public Safety Committee and Council

#### **November 2019**

- Public Works Phase 1 construction begins

**December 2019**

**January 2020**

**February 2020**

- Public Works Phase 1 construction complete

**March 2020**

- Public Works Phase 1 move-in

**September 2020**

- Justice Center construction complete, start move-in



**City of Tukwila - Facilities Plan  
TOTAL PROJECT**

**MONTHLY Budget Report  
(REVISED Budgets; D-20 Plan Adopted by Council)**

Life to Date Costs  
as of February 25, 2019 (reconciled w/accruals thru Feb 15, 2019 GL)

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
<b>COUNCIL REPORTING SUMMARY - JUSTICE CENTER</b>							
A/E Services (both Design & CA)	\$ 3,278,125	\$ 222,875	\$ 3,500,000	\$ 3,141,729	\$ 1,990,300	\$ 358,271	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 111,317	\$ 111,317	\$ 588,683	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 563,671	\$ 359,311	\$ 38,163,692	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 170,000	\$ 2,282,639	\$ 562,398	\$ 245,520	\$ 1,720,241	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 296,721	\$ 2,112,596	\$ 1,967,303	\$ 907,835	\$ 145,293	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,646,239)	\$ 4,861,492	\$ -	\$ -	\$ 4,861,492	\$ -
Contingency for Site Contamination (soils, hazmat)	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -
Land Acquisition	\$ 14,133,295	\$ (81,042)	\$ 14,052,253	\$ 13,708,596	\$ 13,679,370	\$ 343,657	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 898,962	\$ 898,962	\$ 651,038	\$ -
<b>TOTAL</b>	<b>\$ 68,536,343</b>	<b>\$ -</b>	<b>\$ 68,536,343</b>	<b>\$ 20,953,976</b>	<b>\$ 18,192,614</b>	<b>\$ 2,761,361</b>	<b>\$ 47,582,367</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
<b>COUNCIL REPORTING SUMMARY - FIRE STATION 51</b>							
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,236,572	\$ 776,125	\$ 56,209	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 44,557	\$ 34,557	\$ 189,443	\$ -
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ -	\$ 9,396,000	\$ 165,000	\$ 99,273	\$ 9,231,000	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ -	\$ 931,000	\$ 163,241	\$ 80,776	\$ 767,759	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 344,681	\$ 127,981	\$ 181,319	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (222,781)	\$ 893,219	\$ -	\$ -	\$ 893,219	\$ -
<b>TOTAL</b>	<b>\$ 13,273,000</b>	<b>\$ -</b>	<b>\$ 13,273,000</b>	<b>\$ 1,954,050</b>	<b>\$ 1,118,712</b>	<b>\$ 835,338</b>	<b>\$ 11,318,950</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
<b>COUNCIL REPORTING SUMMARY - FIRE STATION 52</b>							
A/E Services (both Design & CA)	\$ 1,415,000	\$ 234,222	\$ 1,649,222	\$ 1,548,449	\$ 339,878	\$ 100,773	\$ -
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 25,157	\$ 17,157	\$ 3	\$ -
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ 60,177	\$ 60,177	\$ 292,823	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 137,500	\$ -	\$ 13,617,000	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (9,160)	\$ 1,388,840	\$ 393,815	\$ 16,258	\$ 995,025	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ -	\$ 787,000	\$ 532,289	\$ 198,348	\$ 254,711	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (40,722)	\$ 1,302,278	\$ -	\$ -	\$ 1,302,278	\$ -
<b>TOTAL</b>	<b>\$ 18,610,000</b>	<b>\$ 650,000</b>	<b>\$ 19,260,000</b>	<b>\$ 2,697,387</b>	<b>\$ 571,640</b>	<b>\$ 2,125,746</b>	<b>\$ 16,562,613</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
<b>COUNCIL REPORTING SUMMARY - FIRE STATION 54</b>							
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 10,005	\$ -
Land Acquisition	\$ 902,668	\$ 33,596	\$ 936,264	\$ 936,265	\$ 928,165	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,517	\$ 1,517	\$ 18,483	\$ -
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ -	\$ 230,000	\$ 106,700	\$ 67,856	\$ 123,300	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ 1,875	\$ 51,875	\$ 33,802	\$ 22,798	\$ 18,073	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ -	\$ 107,500	\$ 106,665	\$ 86,066	\$ 835	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ (28,471)	\$ 13,361	\$ -	\$ -	\$ 13,361	\$ -
<b>TOTAL</b>	<b>\$ 1,502,000</b>	<b>\$ -</b>	<b>\$ 1,502,000</b>	<b>\$ 1,317,944</b>	<b>\$ 1,237,897</b>	<b>\$ 80,047</b>	<b>\$ 184,056</b>

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
<b>COUNCIL REPORTING SUMMARY - PUBLIC WORKS</b>							
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 65,640	\$ 463,503	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,386,413	\$ 25,386,459	\$ 25,358,693	\$ 25,344,993	\$ 27,666	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ 3,055,000	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (416,293)	\$ 112,743	\$ 65,643	\$ 50,471	\$ 47,100	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 135,215	\$ 40,168	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ 253,413	\$ -
<b>TOTAL</b>	<b>\$ 30,000,000</b>	<b>\$ -</b>	<b>\$ 30,000,000</b>	<b>\$ 26,023,050</b>	<b>\$ 25,596,319</b>	<b>\$ 426,731</b>	<b>\$ 3,976,950</b>



# TUKWILA PUBLIC SAFETY PLAN

